



<p>PROJECT DEVELOPER Theberge Developments Ltd. 1600 Laperrerie Ave Suite 205 Ottawa, ON K1Z 1B7 Tel: (613) 421-1515 Cell: (613) 880-5491 Email: joeytheberge@theberghomes.com Email: Jeremy@theberghomes.com</p>	<p>PROJECT INFORMATION</p> <p>Zoning By-law 2008-250 Consolidation GM(2828) S491 O1(2029) SITE AREA 1.57 ha, 15,688.6 sq. m, 188,870 sq. ft.</p> <table border="1"> <thead> <tr> <th>ZONING</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>BUILDING HEIGHT</td> <td>24 STOREYS / 78.0m</td> <td>24 STOREYS / 78.0m</td> </tr> <tr> <td>ALLOWABLE PROJECTION - AMENITY LEVEL</td> <td>4.5m @ 200.0m²</td> <td>4.5m @ 200.0m²</td> </tr> <tr> <td>FRONT YARD SETBACK</td> <td>3.0m</td> <td>3.0m</td> </tr> <tr> <td>INTERIOR SIDE YARD SETBACK</td> <td>5.0m</td> <td>6.5m</td> </tr> <tr> <td>REAR YARD SETBACK</td> <td>3.0m</td> <td>3.0m</td> </tr> <tr> <td>MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)</td> <td>3.0m</td> <td>6.5m</td> </tr> <tr> <td>MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT</td> <td>3.0m</td> <td>8.6m</td> </tr> <tr> <td>TOTAL RESIDENTIAL UNIT COUNT</td> <td>-</td> <td>312</td> </tr> <tr> <td>PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT</td> <td>154</td> <td>248</td> </tr> <tr> <td>PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT</td> <td>30</td> <td>30</td> </tr> <tr> <td>PARKING - COMMERCIAL @ GROUND (UNDER 200m² GFA NOT REQUIRED)</td> <td>0</td> <td>0</td> </tr> <tr> <td>BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT</td> <td>312</td> <td>338</td> </tr> <tr> <td>BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA</td> <td>1</td> <td>1</td> </tr> <tr> <td>AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH</td> <td>6.0m / 6.7m</td> <td>6.0m / 6.7m</td> </tr> <tr> <td>AMENITY AREA - TOTAL PER UNIT - 6.0m²</td> <td>1,872.0m²</td> <td>2,153.0m²</td> </tr> <tr> <td>AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²</td> <td>936.0m²</td> <td>1,083.0m²</td> </tr> </tbody> </table>	ZONING	REQUIRED	PROVIDED	BUILDING HEIGHT	24 STOREYS / 78.0m	24 STOREYS / 78.0m	ALLOWABLE PROJECTION - AMENITY LEVEL	4.5m @ 200.0m ²	4.5m @ 200.0m ²	FRONT YARD SETBACK	3.0m	3.0m	INTERIOR SIDE YARD SETBACK	5.0m	6.5m	REAR YARD SETBACK	3.0m	3.0m	MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	3.0m	6.5m	MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT	3.0m	8.6m	TOTAL RESIDENTIAL UNIT COUNT	-	312	PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	154	248	PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	30	30	PARKING - COMMERCIAL @ GROUND (UNDER 200m ² GFA NOT REQUIRED)	0	0	BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	312	338	BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	1	1	AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,872.0m ²	2,153.0m ²	AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	936.0m ²	1,083.0m ²
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<p>URBAN PLANNER Fotenn Consultants Inc. 396 Cooper Street, Suite 300 Ottawa, ON Canada, K2P 2H7 Tel.: (613) 730-5709 Fax: (613) 730-1136 E-Mail: alain@fotenn.com</p>	<p>TRANSPORTATION ENGINEER CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: Christopher.Gordon@CGHTransportation.com Email: john.kingsley@cgtransportation.com</p>																																																			
<p>WIND / NOISE ENGINEER Gradient Wind Engineering 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 Cell: (613) 226-5273 Email: joshua.foster@gradientwind.com</p>	<p>CIVIL ENGINEER Egis Group 115 Walgreen Road Ottawa, ON K0A 1L0 Tel: (613) 836-2184 Tel: (613) 836-3742 Email: r.robiniau@egis-group.com</p>																																																			
<p>SURVEYOR Farley, Smith & Denis Surveying Ltd. 30 Colonnade Road North, unit 275 Ottawa, Ontario K2E 7J6 Tel: (613) 727-8226 Fax: (613) 727-1823 Email: jleslie@bellnet.ca</p>	<p>LANDSCAPE ARCHITECT James B. Lennox & Associates Inc. Landscape Architects 3332 Carling Ave., Ottawa, Ontario K2H 5A8 Tel: 613-722-5168 Fax: 1-866-343-3942 Email: ml@jbla.ca</p>																																																			
<p>LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF LOT 6 AND PART OF LOTS 5, 7, 8, 9, 10, 11 & 12 REGISTERED PLAN 310501 & PART OF LOTS 5, 6, 7, 8 & 9 REGISTERED PLAN 310509 CITY OF OTTAWA FARLEY, SMITH & DENIS SURVEYING LTD. 2023</p>	<p>SITE PLAN LEGEND</p> <ul style="list-style-type: none"> UNIT PAVERS SURFACE PRIVATE TERRACE NEW CONCRETE SIDEWALK NEW ASPHALT WALK CONCRETE WALK SOFT LANDSCAPING WASHED PEASTONE GRANULAR SURFACE PARKLAND DEDICATION BIKE RACK TWO WAY VEHICLE CIRCULATION RESIDENTIAL / COMMERCIAL DOOR PROPERTY LINE EXISTING TREE TO REMAIN EXISTING TREE TO BE REMOVED 																																																			

<p>SITE STATISTICS</p> <p>GROSS BUILDING - AREA (CITY OF OTTAWA DEFINITION) EXISTING PLAZA - BASELINE 1,820.0 sq. m, 19,590 sq. ft. (ESTIMATE 80% EFFICIENCY) EXISTING PLAZA - FISHER 925.0 sq. m, 9,957 sq. ft. (ESTIMATE 80% EFFICIENCY) PROPOSED TOWER 'A' 18,945.0 sq. m, 203,922 sq. ft.</p> <p>TOTAL AREA 21,690.0 sq. m, 233,459 sq. ft.</p> <p>PARKING SPACE PROVIDED</p> <table border="1"> <thead> <tr> <th>COMMERCIAL RESTAURANT</th> <th>915m² - 5 PER 100m² GFA (MIN)</th> <th>100</th> </tr> </thead> <tbody> <tr> <td>COMMERCIAL MEDICAL</td> <td>880m² - 2 PER 100m² GFA (MIN)</td> <td>20</td> </tr> <tr> <td>COMMERCIAL BANK</td> <td>368m² - 1.25 PER 100m² GFA (MIN)</td> <td>5</td> </tr> <tr> <td>COMMERCIAL RETAIL</td> <td>405m² - 1.25 PER 100m² GFA (MIN)</td> <td>7</td> </tr> <tr> <td>COMMERCIAL P.S.B.</td> <td>405m² - 1.25 PER 100m² GFA (MIN)</td> <td>6</td> </tr> <tr> <td>TOTAL (EXISTING PLAZA)</td> <td>2,749m²</td> <td>138</td> </tr> <tr> <td>PROPOSED TOWER 'A'</td> <td></td> <td>278</td> </tr> </tbody> </table> <p>BICYCLE SPACE PROVIDED</p> <table border="1"> <thead> <tr> <th>EXISTING PLAZA - BASELINE</th> <th>6</th> </tr> </thead> <tbody> <tr> <td>EXISTING PLAZA - FISHER</td> <td>2</td> </tr> <tr> <td>PROPOSED TOWER 'A'</td> <td>344</td> </tr> <tr> <td>TOTAL</td> <td>352</td> </tr> </tbody> </table> <p>LOT COVERAGE</p> <table border="1"> <thead> <tr> <th>EXISTING PLAZA - 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EXISTING PLAZA - BASELINE	6																																																																																																																																																																																																																																																									
EXISTING PLAZA - FISHER	2																																																																																																																																																																																																																																																									
PROPOSED TOWER 'A'	344																																																																																																																																																																																																																																																									
TOTAL	352																																																																																																																																																																																																																																																									
EXISTING PLAZA - BASELINE	2,260.3m ²	14.41%																																																																																																																																																																																																																																																								
EXISTING PLAZA - FISHER	1,156.7m ²	7.37%																																																																																																																																																																																																																																																								
PROPOSED TOWER 'A'	1,832.5m ²	10.41%																																																																																																																																																																																																																																																								
PAVED SURFACE	5,691.0m ²	36.27%																																																																																																																																																																																																																																																								
LANDSCAPE OPEN SPACE	3,713.3m ²	23.67%																																																																																																																																																																																																																																																								
PARKLAND DEDICATION	1,234.8m ²	7.87%																																																																																																																																																																																																																																																								
TOTAL	15,688.6m²	100.0%																																																																																																																																																																																																																																																								
PARKING LEVEL	GROSS FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th - 20th FLOOR - TOWER	21st - 24th FLOOR	AMENITY / MECHANICAL PENTHOUSE	TOTAL AREA																																																																																																																																																																																																																																																	
0.0 sq. m	395.9 + 174.8 sq. m, 4,291 + 1,882 sq. ft.	1,685.6 sq. m, 18,144 sq. ft.	1,685.6 sq. m, 18,144 sq. ft.	1,640.2 sq. m, 17,655 sq. ft.	546.2 sq. m, 5,879 sq. ft.	15 x 708.8 sq. m, 162,816 sq. m, 15 x 7,627 sq. ft., 114,405 sq. ft.	4 x 547.0 sq. m, 4 x 5,888 sq. ft., 2,188.1 sq. m, 23,552 sq. ft.	0.0 sq. m, 0.0 sq. ft.	18,945.0 sq. m, 203,922 sq. ft.																																																																																																																																																																																																																																																	
TOWER FOOTPRINT AREA (BALCONIES NOT INCLUDED)									899.47 sq. m, 9,281 sq. ft.																																																																																																																																																																																																																																																	
STUDIO UNIT	1 BEDROOM UNIT	2 BEDROOM UNIT	2 BEDROOM UNIT + DEN UNIT	3 BEDROOM	TOTAL																																																																																																																																																																																																																																																					
6.3%	36.8%	30.8%	19.9%	19.2%	312																																																																																																																																																																																																																																																					
MINIMUM REQUIRED	RESIDENCE (AFTER 12 UNITS)	0.5 PER DWELLING UNIT	150																																																																																																																																																																																																																																																							
VISITOR (AFTER 12 UNITS)	0.1 PER DWELLING UNIT	30																																																																																																																																																																																																																																																								
COMMERCIAL OFFICE	- NOT REQUIRED	0																																																																																																																																																																																																																																																								
TOTAL		180																																																																																																																																																																																																																																																								
MAXIMUM REQUIRED																																																																																																																																																																																																																																																										
RESIDENCE	- 1.75 PER DWELLING UNIT	546																																																																																																																																																																																																																																																								
COMMERCIAL OFFICE	- 4.0 PER 100m ² OF GFA	7																																																																																																																																																																																																																																																								
TOTAL		553																																																																																																																																																																																																																																																								
PROVIDED																																																																																																																																																																																																																																																										
RESIDENCE	- 0.79 PER UNIT	248																																																																																																																																																																																																																																																								
VISITOR	- 0.1 PER UNIT	30																																																																																																																																																																																																																																																								
COMMERCIAL OFFICE	-	0																																																																																																																																																																																																																																																								
TOTAL		278																																																																																																																																																																																																																																																								
REVISIONS:																																																																																																																																																																																																																																																										
ARCHITECT SEAL:																																																																																																																																																																																																																																																										
ARCHITECT:																																																																																																																																																																																																																																																										
BICYCLE PARKING																																																																																																																																																																																																																																																										
REQUIRED																																																																																																																																																																																																																																																										
RESIDENCE	- 1.0 PER UNIT (312 UNITS)	312																																																																																																																																																																																																																																																								
COMM. OFFICE	- 1.0 PER 250m ² OF G.F.A.	1																																																																																																																																																																																																																																																								
TOTAL		313																																																																																																																																																																																																																																																								
PROVIDED																																																																																																																																																																																																																																																										
EXTERIOR		32																																																																																																																																																																																																																																																								
GROUND FLOOR		130																																																																																																																																																																																																																																																								
PARKING GARAGE		182																																																																																																																																																																																																																																																								
TOTAL		344																																																																																																																																																																																																																																																								
AMENITY SPACE																																																																																																																																																																																																																																																										
1st FLOOR INTERIOR COMMUNAL =	113.0 sq. m,																																																																																																																																																																																																																																																									
EXTERIOR AT GRADE - PRIVATE =	110.0 sq. m,																																																																																																																																																																																																																																																									
5th FLOOR INTERIOR COMMUNAL =	160.0 sq. m,																																																																																																																																																																																																																																																									
5th FLOOR COMMUNAL TERRACE =	470.0 sq. m,																																																																																																																																																																																																																																																									
ROOF TOP COMMUNAL TERRACE =	140.0 sq. m,																																																																																																																																																																																																																																																									
ROOF TOP AMENITY ROOM =	200.0 sq. m,																																																																																																																																																																																																																																																									
PRIVATE TERRACE =	80.0 sq. m,																																																																																																																																																																																																																																																									
PRIVATE BALCONIES =	900.0 sq. m,																																																																																																																																																																																																																																																									
TOTAL =	2,153.0 sq. m,																																																																																																																																																																																																																																																									
TOTAL COMMUNAL =	1,083.0 sq. m,																																																																																																																																																																																																																																																									
REQUIRED - 6.0m² PER UNIT (312) =	1,872.0 sq. m,																																																																																																																																																																																																																																																									
REQUIRED COMMUNAL @ 50% =	936.0 sq. m,																																																																																																																																																																																																																																																									
WASTE REQUIREMENT (312 UNITS)																																																																																																																																																																																																																																																										
GARBAGE	- 0.11 PER UNIT	35 YARDS																																																																																																																																																																																																																																																								
RECYCLING GMP	- 0.018 PER UNIT	6 YARDS																																																																																																																																																																																																																																																								
RECYCLING FIBER	- 0.038 PER UNIT	12 YARDS																																																																																																																																																																																																																																																								
COMPOST	- 240L PER 50 UNITS	7																																																																																																																																																																																																																																																								
LAND PHASE AREA																																																																																																																																																																																																																																																										
PHASE 1 - BUILDING 'A' =	3,481.32 sq. m, 22.19%																																																																																																																																																																																																																																																									
PHASE 1 - BUILDING 'A' - PLAZA =	10,885.08 sq. m, 69.38%																																																																																																																																																																																																																																																									
PHASE 1 PARKLAND =	349.60 sq. m, 2.23%																																																																																																																																																																																																																																																									
FUTURE PHASES PARKLAND =	885.22 sq. m, 5.64%																																																																																																																																																																																																																																																									
EASEMENT WITHIN PARKLAND =	87.45 sq. m, 0.56%																																																																																																																																																																																																																																																									
TOTAL =	15,688.6 sq. m, 100.00%																																																																																																																																																																																																																																																									

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

THEBERGE HOMES

ARCHITECT:
RODERICK LAHEY ARCHITECT INC.
 56 Beech Street, Ottawa, Ontario K1S 3J6
 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
780 Baseline Road PHASE 1

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN PHASE 1

DRAWN: RV **CHECKED:** T.Z.

SCALE: 1:350 **SHEET No.:** SP-2

PROJECT No.: 2131